

# NORTHWESTERN 101, LLC CONDITIONAL USE PERMIT AND PARCEL MERGER

625 Northwestern Avenue, Rio Dell, California

Assessor's Parcel Numbers (APNs) 205-111-044, 205-111-045, 205-171-013, and 205-171-018

PROJECT DATA	PROJECT NOTES	SHEET INDEX
Location: 625 Northwestern Avenue, Rio Dell, California Current General Plan/Zoning Designation: Industrial/Commercial (IC) Site Area: 3.24 acres	1. The Applicant is requesting approval of a Conditional Use Permit (CUP) to permit 25,340 square feet (sf) of canopy area of mixed-light commercial cannabis cultivation to occur within 42,400 sf of greenhouse space. On-site processing (drying and trimming) is also proposed to occur within the head house, which is attached to and included in the square footage for the greenhouse. In addition to mixed-light cultivation and on-site processing, the Applicant is proposing a parcel merger to merge the Site's four adjoining Assessor's Parcel Numbers (APNs), constituting two legal parcels (Parcel A- APNs 205-111-044 and 205-171-013); and Parcel B- APNs 205-111-045 and 205-171-018), into one legal lot. 2. The Site is entirely paved and predominately vacant, although the Site does comprise an existing modular structure and a shed for the water pump (approximately 8 by 8 feet), near the southwest border of the Site, on APN 205-111-044. 3. Access to the Site is and would continue to be provided from the existing driveway off Northwestern Avenue. 4. Parking for the Site has been designed in accordance with Section 17.30.220 (Parking Regulations) of the Rio Dell Municipal Code (RDMC), although an exemption to the number of standard spaces is sought for the project. Based on the City standard of one parking space per 500 sf of building space would be required, or approximately 85 spaces. At peak shift, 15 total employees are anticipated on-site. To ensure adequate parking on-site, the Applicant is proposing one parking space per employee plus 3 extra spaces for a total of 18 parking spaces, as well as an ADA compliant van accessible parking spot and the required number bicycle, motorcycle, and loading spaces as required under the RDMC. 5. Landscaping and outdoor lighting will be provided in accordance to RDMC Section 17.30.220. Lighting will be placed to illuminate the parking area and the perimeter of the greenhouse structure. 6. No net increase in stormwater runoff will occur as a result of the project. 7. All easements of record are shown on this map. 8. No hazardous areas are known to exist on the Site. 9. Estimated Project Phases: 9.1. Phase 1 - Construction of greenhouse 1 & 2, headhouse, parking lot, landscaping, and on-site septic. During Phase 1, use of two (2) diesel generators is planned. One larger generator will power the grow lights 12 hours per day. A smaller generator will run continually (24 hours a day) to power all of the electronics, fans, etc., that are needed for control, ventilation and air flow. 9.2. Phase 2 - Construction of greenhouse 3 & 4 (planned to commence approximately 6 months after completion of Phase 1). 9.3. Phase 3 - Construction of greenhouse 5, 6 & 7 (planned to commence approximately 8 months after completion of Phase 2).	1 COVER SHEET 2 SITE PLAN
PROJECT DIRECTORY		VICINITY MAP
Applicant: Northwestern 101, LLC Sean Suh, President 3280 Ramos Circle, Sacramento, CA 95827  Owners: Randy Whitlow and Elizabeth Pelladini P.O. Box 767, Miranda, CA 95553  Agent: LACO Associates Christine Manhart, PG, QSP/D, QiSP, Principal Geologist/Project Manager 21 W. 4th Street, Eureka, CA 95501 (707) 443-5054		<p><b>PROJECT SITE</b></p>

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APNs: 205-111-044, 205-111-045, 205-171-013, 205-171-018

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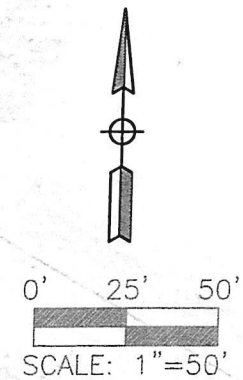
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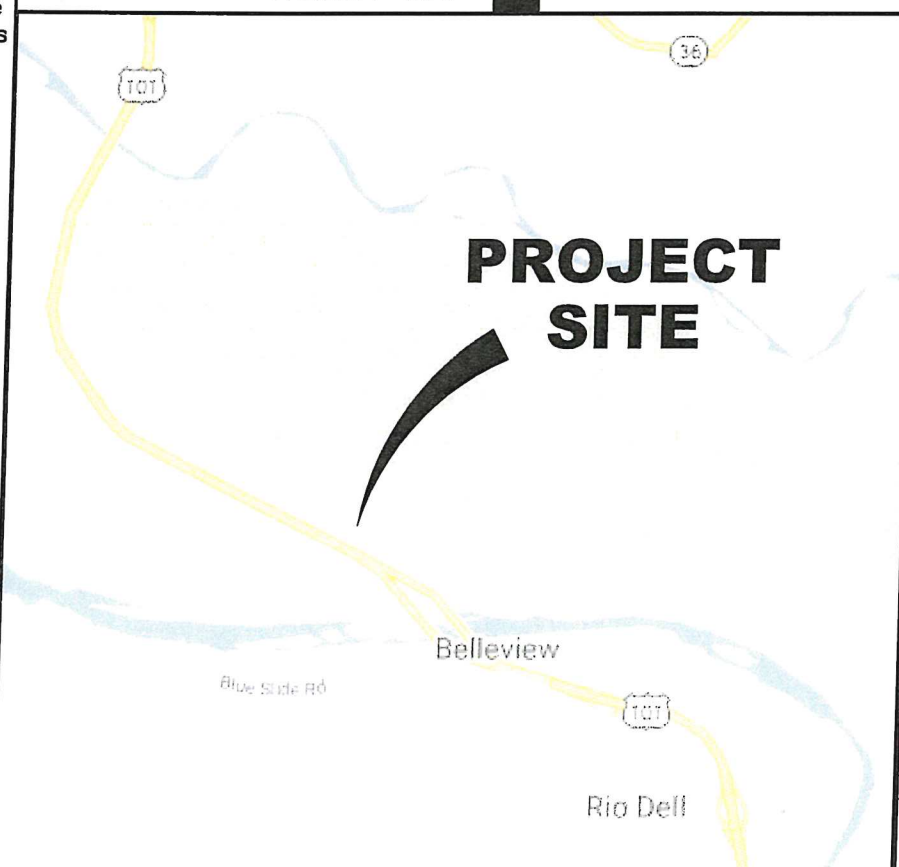
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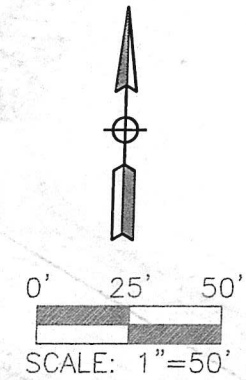
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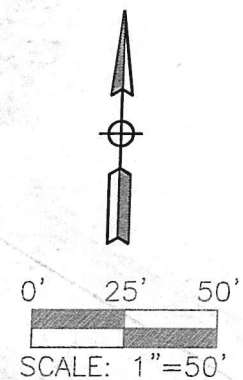
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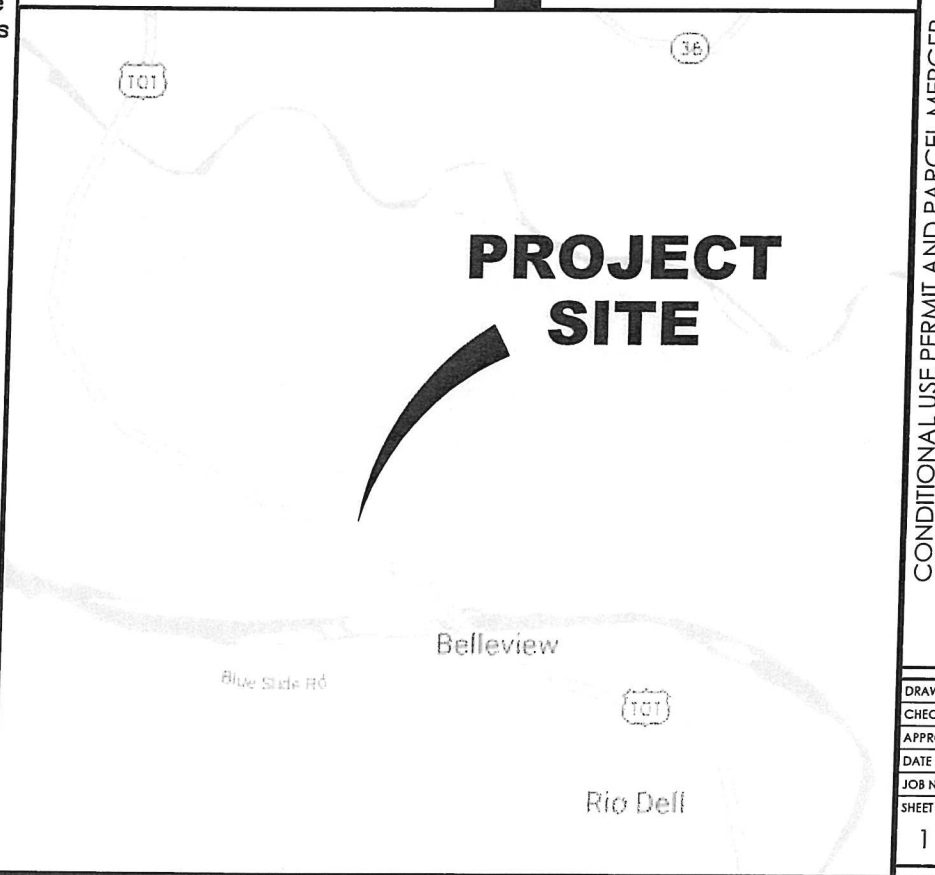
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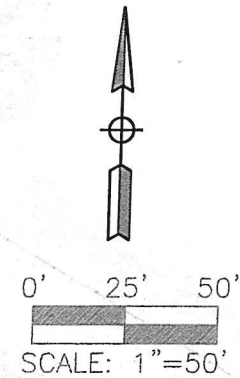
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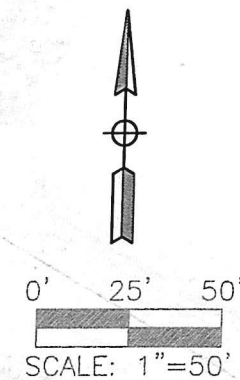
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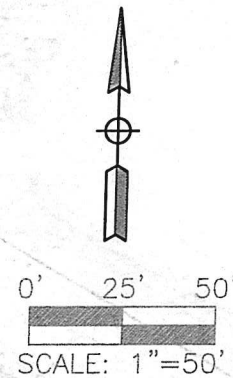
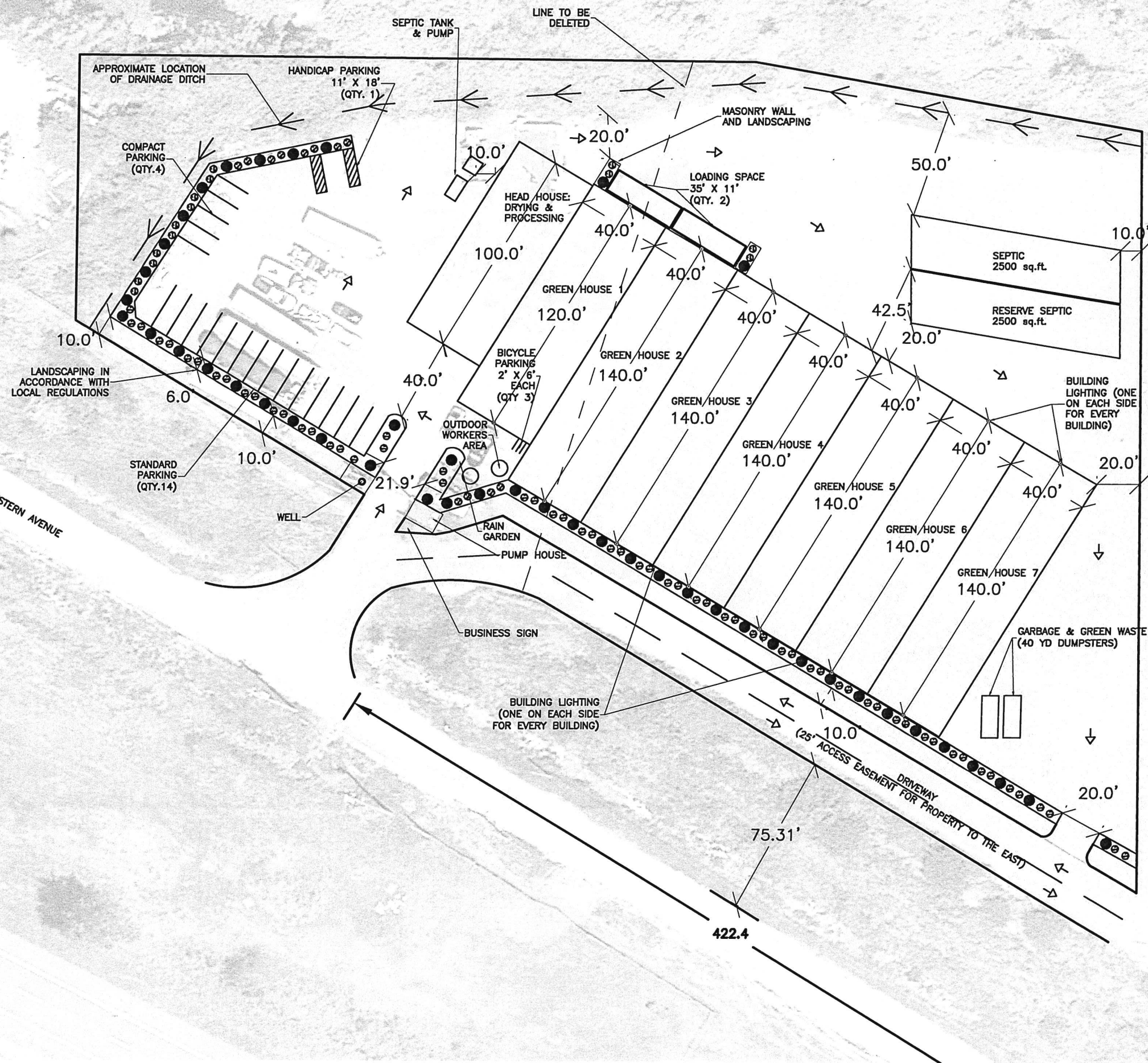
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JOB NUMBER	9592.00		
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CONDITIONAL USE PERMIT AND PARCEL MERGER  
APNs: 205-111-044, 205-111-045, 205-171-013, 205-171-018

SITE PLAN

NORTHWESTERN 101, LLC  
625 NORTHWESTERN AVE., RIO DELL, CA


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DATE	3/19/2020
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# NORTHWESTERN 101, LLC CONDITIONAL USE PERMIT AND PARCEL MERGER

625 Northwestern Avenue, Rio Dell, California

Assessor's Parcel Numbers (APNs) 205-111-044, 205-111-045, 205-171-013, and 205-171-018

PROJECT DATA	PROJECT NOTES	SHEET INDEX
Location: 625 Northwestern Avenue, Rio Dell, California Current General Plan/Zoning Designation: Industrial/Commercial (IC) Site Area: 3.24 acres	1. The Applicant is requesting approval of a Conditional Use Permit (CUP) to permit 25,340 square feet (sf) of canopy area of mixed-light commercial cannabis cultivation to occur within 42,400 sf of greenhouse space. On-site processing (drying and trimming) is also proposed to occur within the head house, which is attached to and included in the square footage for the greenhouse. In addition to mixed-light cultivation and on-site processing, the Applicant is proposing a parcel merger to merge the Site's four adjoining Assessor's Parcel Numbers (APNs), constituting two legal parcels (Parcel A- APNs 205-111-044 and 205-171-013); and Parcel B- APNs 205-111-045 and 205-171-018), into one legal lot. 2. The Site is entirely paved and predominately vacant, although the Site does comprise an existing modular structure and a shed for the water pump (approximately 8 by 8 feet), near the southwest border of the Site, on APN 205-111-044. 3. Access to the Site is and would continue to be provided from the existing driveway off Northwestern Avenue. 4. Parking for the Site has been designed in accordance with Section 17.30.220 (Parking Regulations) of the Rio Dell Municipal Code (RDMC), although an exemption to the number of standard spaces is sought for the project. Based on the City standard of one parking space per 500 sf of building space would be required, or approximately 85 spaces. At peak shift, 15 total employees are anticipated on-site. To ensure adequate parking on-site, the Applicant is proposing one parking space per employee plus 3 extra spaces for a total of 18 parking spaces, as well as an ADA compliant van accessible parking spot and the required number bicycle, motorcycle, and loading spaces as required under the RDMC. 5. Landscaping and outdoor lighting will be provided in accordance to RDMC Section 17.30.220. Lighting will be placed to illuminate the parking area and the perimeter of the greenhouse structure. 6. No net increase in stormwater runoff will occur as a result of the project. 7. All easements of record are shown on this map. 8. No hazardous areas are known to exist on the Site. 9. Estimated Project Phases: 9.1. Phase 1 - Construction of greenhouse 1 & 2, headhouse, parking lot, landscaping, and on-site septic. During Phase 1, use of two (2) diesel generators is planned. One larger generator will power the grow lights 12 hours per day. A smaller generator will run continually (24 hours a day) to power all of the electronics, fans, etc., that are needed for control, ventilation and air flow. 9.2. Phase 2 - Construction of greenhouse 3 & 4 (planned to commence approximately 6 months after completion of Phase 1). 9.3. Phase 3 - Construction of greenhouse 5, 6 & 7 (planned to commence approximately 8 months after completion of Phase 2).	1 COVER SHEET 2 SITE PLAN
PROJECT DIRECTORY		VICINITY MAP
Applicant: Northwestern 101, LLC Sean Suh, President 3280 Ramos Circle, Sacramento, CA 95827  Owners: Randy Whitlow and Elizabeth Pelladini P.O. Box 767, Miranda, CA 95553  Agent: LACO Associates Christine Manhart, PG, QSP/D, QISP, Principal Geologist/Project Manager 21 W. 4th Street, Eureka, CA 95501 (707) 443-5054		

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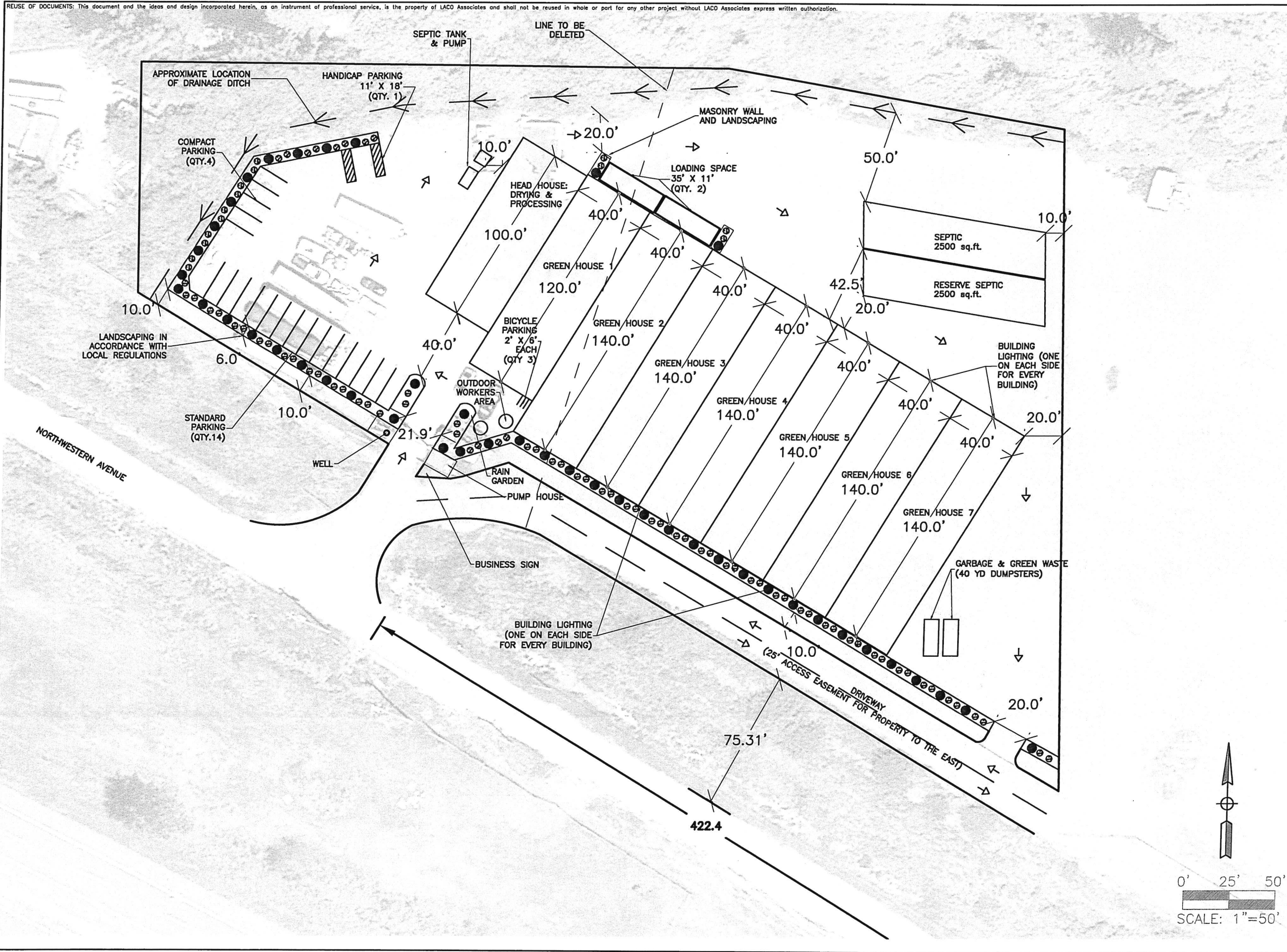
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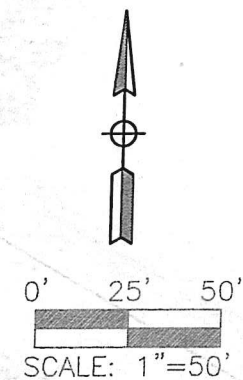
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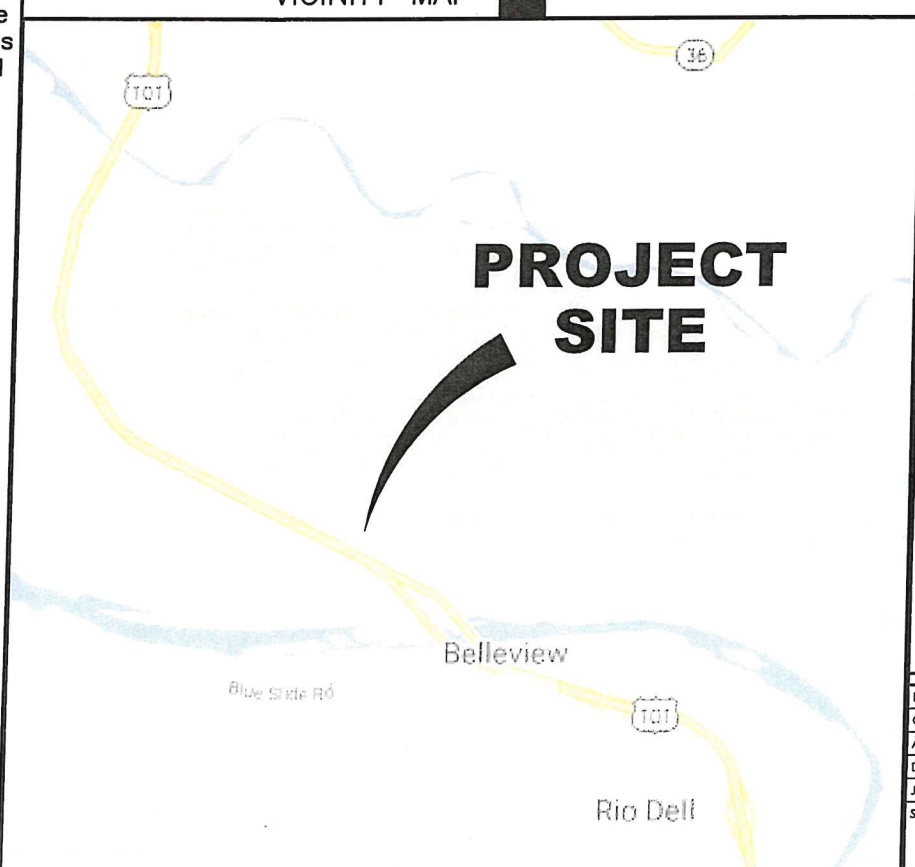
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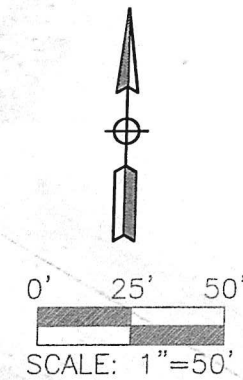
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